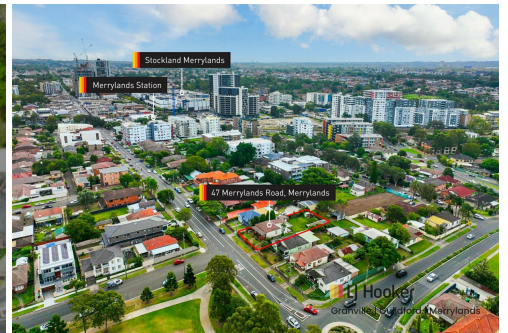




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## Merrylands, 47 Merrylands Road

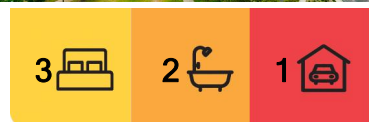
**SOLD AT AUCTION** by Paulette Ghaleb 0408 888 810

Premier Location Plus Huge 18.288 Metre Approx. Frontage

Nestled within 400 metres to Merrylands Railway Station & Shops with a lovely outlook to Granville Park, 47 Merrylands Road, Merrylands is zoned R4 High Density and offers an array of possibilities which present a superb opportunity for developers, home buyers, investors, community/religious groups, or childcare centre operators alike.

Existing D.A Approval in place for 17 units (includes the adjoining property at No-45) with a multitude of other various development opportunities including residential homes, childcare centre, boarding houses, community facilities, place of public worship, multi dwelling houses plus more (subject to council approval).

Notable features include:



**For Sale**  
\$1,650,000

**View**  
[ljhooker.com.au/2EJJF9E](http://ljhooker.com.au/2EJJF9E)

**Contact**  
**Paulette Ghaleb**  
0408 888 810  
[pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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- \* Spacious older style home
- \* 3 bedrooms
- \* Large living room
- \* Eat in kitchen
- \* Set within 400 metres approx. to Merrylands Station
- \* 900 metres approx. to Stockland Mall
- \* Zoned R4 High Density
- \* Land area - 752.5 sqm approx. (as per DP)
- \* Frontage - 18.288 metre frontage approx.
- \* Existing D.A Approval in place for 17 units (including adjoining property -No 45)
- \* Offers a multitude of other various development opportunities including, childcare centre, boarding houses, community facilities, place of public worship, multi dwelling houses plus more (subject to council approval).

Also being offered for sale is the adjoining property at 45 Merrylands Road, Merrylands.

Total combined land area 1277.3 sqm with 31.09 metre frontage approx.

Secure one or both properties, the choice is yours!

## More About this Property

Property ID	2EJJF9E
Property Type	House
Land Area	752.5 m²
Including	Toilets (2) Car Parking - Surface Close to Schools Close to Shops Close to Transport

**Paulette Ghaleb 0408 888 810**  
Area Specialist | [pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

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**SITE PLAN  
(NOT TO SCALE)**



## 47 Merrylands Road, Merrylands



Granville | Guildford | Merrylands

**DISCLAIMER:** No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.



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